



**GLENDALE CITY COUNCIL WORKSHOP SESSION**  
**Council Chambers – Workshop Room**  
**5850 West Glendale Avenue**  
**June 19, 2007**  
**1:30 p.m.**

**WORKSHOP SESSION**

1. [ANNEXATION REQUEST AN-172: WOOLF INDUSTRIAL CENTER - SOUTHEAST CORNER OF PEORIA AVENUE AND REEMS ROAD](#)
2. [PROPOSED ANNEXATION REQUEST AN-176: NORTHEAST CORNER OF GLENDALE AVENUE AND THE LOOP 303](#)

**CITY MANAGER'S REPORT**

**This report allows the City Manager to update the City Council about issues raised by the public during Business from the Floor at previous Council meetings or to provide Council with a response to inquiries raised at previous meetings by Council members. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.**

**COUNCIL COMMENTS AND SUGGESTIONS**

**EXECUTIVE SESSION**

1. LEGAL MATTERS
  - A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the city's position in pending and contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §§38-431.03 (A)(3)(4)).

## 2. PERSONNEL MATTERS

A. Various terms have expired on Boards and Commissions. The City Council will be discussing appointments involving the following Boards and Commissions. (A.R.S. §38-431.03 A.1)

1. Ad-Hoc Event Advisory Committee
2. Arts Commission
3. Aviation Advisory Commission
4. Board of Adjustment
5. Citizen Bond Election Committee
6. Citizens Advisory Commission On Neighborhoods
7. Citizens Bicycle Advisory Committee
8. Citizens Transportation Oversight Commission
9. Commission On Persons With Disabilities
10. Community Development Advisory Committee
11. Historic Preservation Commission
12. Housing Advisory Commission
13. Industrial Development Authority
14. Judicial Selection Advisory Board
15. Library Advisory Board
16. Parks and Recreation Advisory Commission
17. Personnel Board
18. Planning Commission
19. Public Safety Personnel Retirement System/Fire Board
20. Public Safety Personnel Retirement System/Police Board
21. Risk Management/Worker's Compensation Trust Fund Board

B. The City Council will meet to discuss and consider the annual performance evaluation of the City Clerk. (A.R.S. §38-431.03(A)(1))

## 3. LEGAL MATTERS – PROPERTY & CONTRACTS

A. Discussion and consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction and direction to the City Attorney and City Manager regarding contractual agreements related to development of the Glendale Spring Training Facility. (A.R.S. §§38-431.03(A)(3)(4)(7))

B. Discussion and consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction and direction to the City Attorney and City Manager regarding Glendale's position in connection with the management and use agreement for the Glendale Conference Center, Expo Hall and the parking facility that is the subject of negotiations with John Q. Hammons Hotels. (A.R.S. §38-431.03 A(3)(4)(7))

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

**Confidentiality Requirements Pursuant to A.R.S. §38-431.03 (C)(D):** Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.



CITY OF GLENDALE

# Council Communication

## Workshop Agenda

06/19/2007

Item No. 1

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon M. Froke, AICP, Planning Director

Thomas Ritz, AICP, Senior Planner

SUBJECT: [ANNEXATION REQUEST AN-172: WOOLF INDUSTRIAL CENTER - SOUTHEAST CORNER OF PEORIA AVENUE AND REEMS ROAD](#)

### *Purpose*

- This is a request for City Council to provide guidance concerning an annexation request for approximately 1,350 acres located at the southeast corner of Peoria Avenue and Reems Road.

### *Council Strategic Goals or Key Objectives Addressed*

- Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

### *Background*

- The annexation will implement Council direction on February 12, 2005, to proactively annex within the Loop 303 corridor.
- The property which lies between Peoria and Northern avenues, and between Reems Road and one-half mile east of Bullard Avenue, is currently farmed, with rail service along the eastern edge and through the property along Olive Avenue.
- The proposed annexation would permit the development of a mixed use project. The applicant is proposing industrial, commercial-office, and commercial uses.

- The majority of the property is located within the 65 day-night sound level in decibels (ldn) noise contour for Luke Air Force Base. The eastern half of the property is within the 80 ldn noise contour, and the 75 ldn and 70 ldn noise contours pass through the western half of the property. The General Plan Designation for this portion of the property is Luke Compatible Land Use Area, and any development of the property must take into account the property's proximity to Luke Air Force Base.
- The Luke Compatible Land Use Area category designation is adjacent to the base and is delineated by the 1988 JLUS 65 ldn noise contour created by military flight operations. The General Plan recognizes and supports the state legislation related to the continued, viable operations of military installations. Residential and other noise sensitive land uses, particularly those that include large gatherings of people, are discouraged in the Luke Compatible Land Use Area. Retention of agricultural uses and future industrial development are supported by this category to afford viable, economic use of property, and as a protection of public health and safety.
- The applicant will be responsible for ensuring that all required noise mitigation measures are installed as part of the development of the property.
- An approximate 7-acre portion of the property, at the southeast corner of Peoria Avenue and Reems Road is outside of the 65 ldn noise contours.
- The proposed Northern Parkway will pass through this property about one-half mile north of Northern Avenue.
- Based on the current land use and police calls for service for this property, no additional police staffing is currently needed. The existing west side beat officer(s) will be able to respond to any additional calls. Once this property is developed and reaches build-out as projected, this area may require an additional four to five officers in patrol. The police department uses a formula based on the current comparable land use "calls for service" average, to calculate any additional patrol staffing needed.
- The fire department utilizes a call-for-service model when determining the need for a fire station. Typically, the model defines that when a population within a four-minute travel-time geographic area averages 1,000 calls-for-service annually, it then warrants a fire station cited within that service area. Several factors that can influence the need to establish a station sooner, or later than normally anticipated are: location of automatic aid or contract-service providers and their capabilities within or near the service area; type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station citing. Based on the current population, there is no need for a fire station at this time. However, staff will continue to analyze the area and will report to Council annually.

- Fire Protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE). The development of the western area of the valley is causing other cities to provide fire service as well. The City of Surprise is schedule to build a fire station in 2008 that will be located at Sarival and Cactus Roads, this will be the closest fire station to these areas to serve as a back up.
- The property is currently zoned R-43 (Rural Residential) in the county. After annexation, the city applies the most comparable Glendale zoning district to a newly annexed property compared to the existing county zoning. The most comparable Glendale zoning district is A-1 (Agricultural). However, General Plan Amendment and rezoning requests are anticipated to be filed to achieve the applicant's development objectives. This process will occur simultaneously with the annexation.
- Once annexed, the development of this site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, with all existing structures removed as part of the development process, the city has the opportunity to work with the developer to best plan for the future emergency response and sanitation needs.
- The next step in the process, if Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

## *Community Benefit*

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- The annexation of this area will require that any future development meet the Glendale General Plan Requirements as well as all other development standards for the city.
- The annexation of this area will insure city review of all development for compatibility with the mission of Luke Air Force Base.
- The proposed annexation will add to the employment base of the city.

## *Policy Guidance*

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Staff is seeking guidance from Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.



CITY OF GLENDALE

# Council Communication

## Workshop Agenda

06/19/2007

Item No. 2

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon M. Froke, AICP, Planning Director

Thomas Ritz, AICP, Senior Planner

SUBJECT: **PROPOSED ANNEXATION REQUEST AN-176:  
NORTHEAST CORNER OF GLENDALE AVENUE AND  
THE LOOP 303**

### *Purpose*

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- This is a request for City Council to provide guidance concerning an annexation request for approximately 305 acres located east of the Loop 303, north and south of Glendale Avenue.

### *Council Strategic Goals or Key Objectives Addressed*

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- Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

### *Background*

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- The annexation will implement Council direction on February 12, 2005, to proactively annex within the Loop 303 corridor.
- The property, which lies between the Loop 303 and Sarival Avenue, on both sides of Glendale Avenue, is currently farmed.
- The majority of the property is located within the 65 day-night sound level in decibels (ldn) noise contour for Luke Air Force Base. The southeastern portion of the property is within the 70 ldn noise contour. The General Plan Designation for this portion of the property is Luke Compatible Land Use Area, and any development of the property must take into account the property's proximity to Luke Air Force Base.

- The Luke Compatible Land Use Area category designation is adjacent to the base and is delineated by the 1988 JLUS 65 ldn noise contour created by military flight operations. The General Plan recognizes and supports the state legislation related to the continued, viable operations of military installations. Residential and other noise sensitive land uses, particularly those that include large gatherings of people, are discouraged in the Luke Compatible Land Use Area. Retention of agricultural uses and future industrial development are supported by this category to afford viable, economic use of the property, and as protection of public health and safety.
- The applicant will be responsible for insuring that all required noise mitigation measures are installed as part of the development of the property.
- A 6-acre portion of the property, at its northwest corner, is outside of the 65 ldn noise contour and has a General Plan designation of Office.
- Based on the current land use and police calls for service for this property, no additional police staffing is currently needed. The existing west side beat officer(s) will be able to respond to any additional calls. Once this property is developed and reaches build-out as projected, this area may require an additional three fourths of an officer in patrol. The police department uses a formula based on the current comparable land use “calls for service” average, to calculate any additional patrol staffing needed.
- The fire department utilizes a call-for-service model when determining the need for a fire station. Typically, the model defines that when a population within a four-minute travel-time geographic area averages 1,000 calls-for-service annually, it then warrants a fire station cited within that service area. Several factors that can influence the need to establish a station sooner or later than normally anticipated are: location of automatic aid or contract-service providers and their capabilities within or near the service area; type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station citing. Based on the current population, there is no need for a fire station at this time. However, staff will continue to analyze the area and will report to Council annually.
- Fire Protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE). The development of the western area of the valley is causing other cities to provide fire service as well. The city of Surprise is schedule to build a fire station in 2008 that will be located at Sarival and Cactus Roads, this will be the closest fire station to these areas to serve as a back up.



- The property is currently zoned R-43 (Rural Residential) in the county. After annexation, the city applies the most comparable Glendale zoning district to a newly annexed property compared to the existing county zoning. The most comparable Glendale zoning district is A-1 (Agricultural). This process will occur simultaneously with the annexation.
- Once annexed, the development of the site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response and sanitation needs.
- The next step in the process, if Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

### *Community Benefit*

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- The annexation of this area will require that any future development meet the Glendale General Plan requirements as well as all other development standards for the city.
- The annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.
- The proposed annexation will add to the employment base of the city.

### *Policy Guidance*

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Staff is seeking guidance from Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.